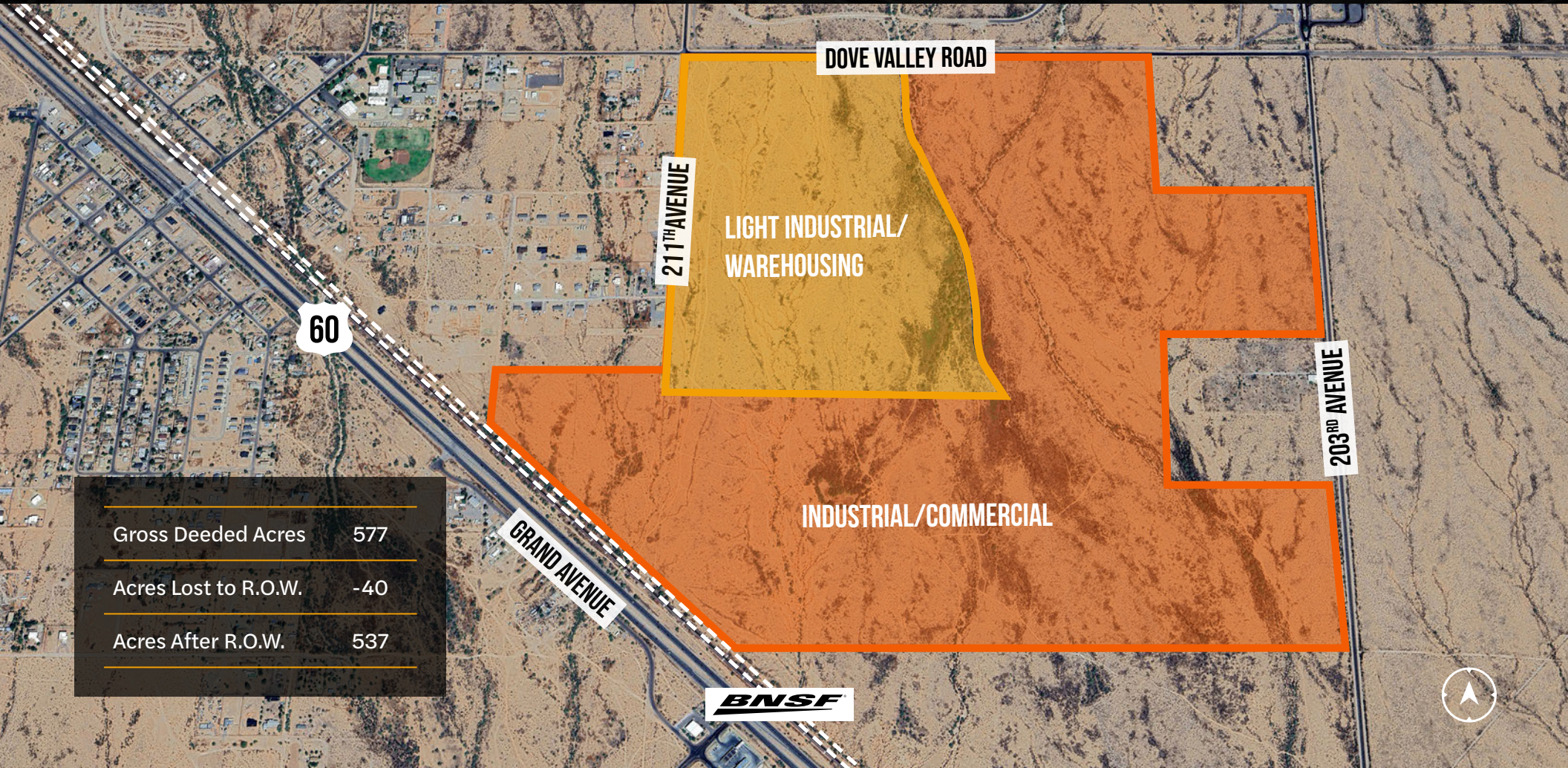


# THE CROSSROADS AT SURPRISE



Gross Deeded Acres 577

Acres Lost to R.O.W. -40

Acres After R.O.W. 537

## ±537 ACRES

### INDUSTRIAL / COMMERCIAL LAND FOR SALE

**US 60 & 211th Avenue  
City of Surprise, AZ**

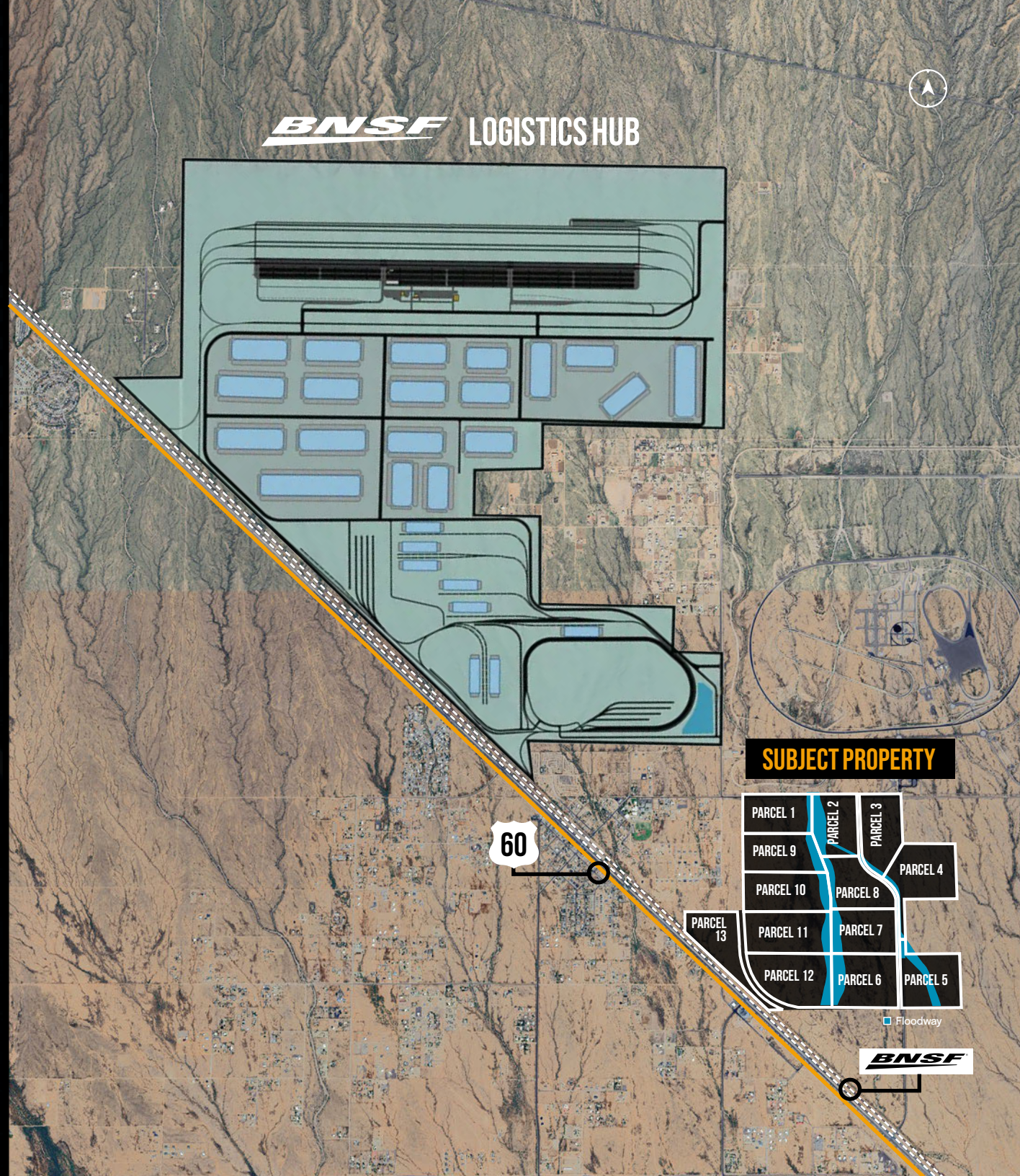
Jones Lang LaSalle Americas, Inc. AZ License #CO508577000



# ±537 ACRES FOR SALE

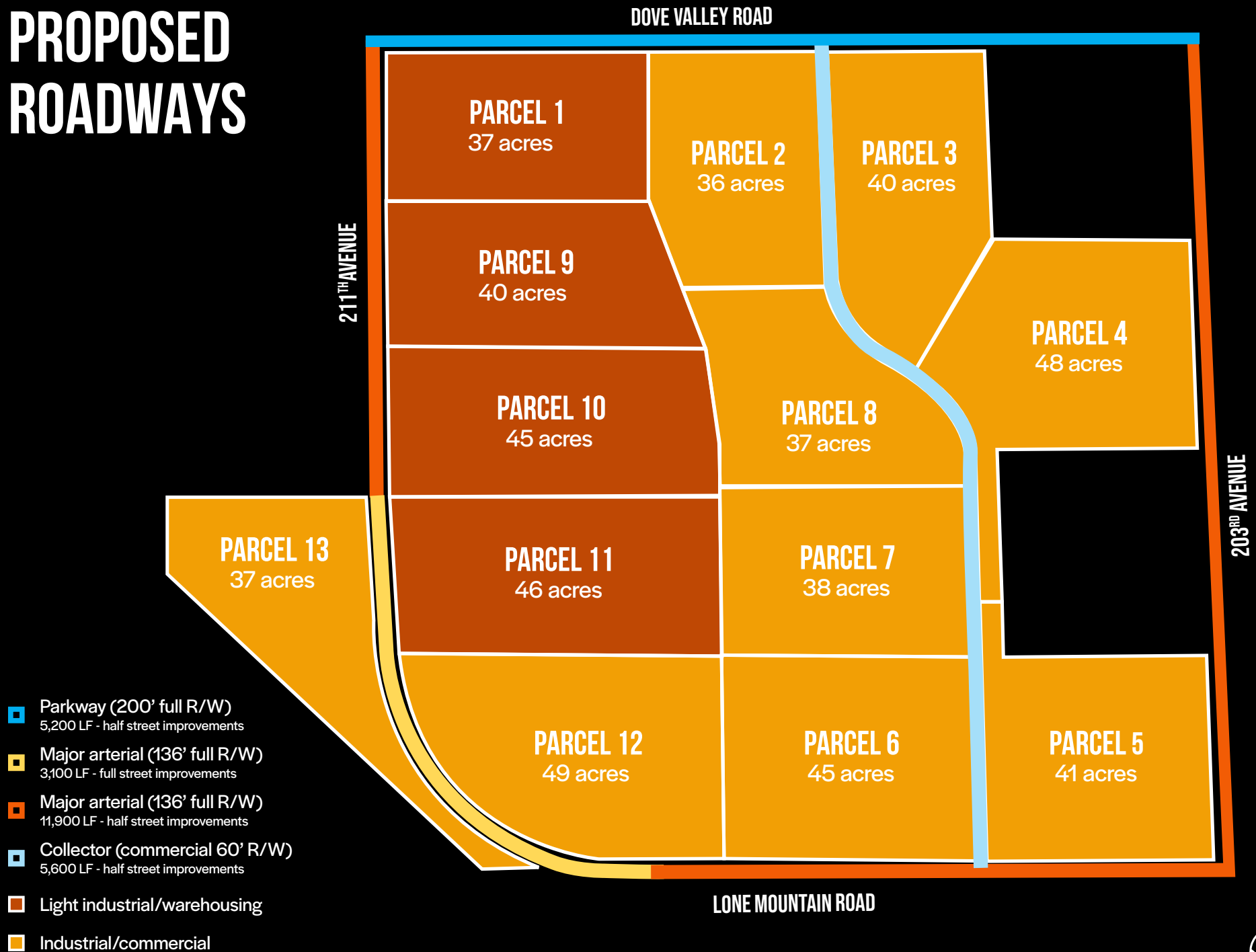
## PROPERTY HIGHLIGHTS

- Introducing an ideal site for a large-scale logistics park, manufacturing site, or data center
- Frontage on US 60 (Grand Avenue) and the BNSF rail line, and only 30 minutes from TSMC
- Power provided by APS
- Water provided by West End Water Company: offers robust water entitlements
- Wastewater services provided by the City of Surprise
- ±12,300 vehicles per day on US 60 and 211th Avenue
- 13 parcels offered for sale
- Zoned Light Industrial / Warehousing and Industrial / Commercial
- Close proximity to the future 4,321-acre BNSF intermodal and carload hub



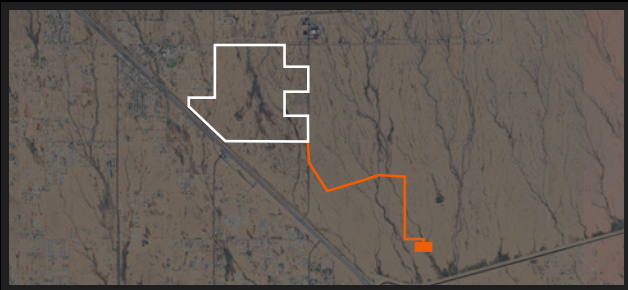


# PROPOSED ROADWAYS

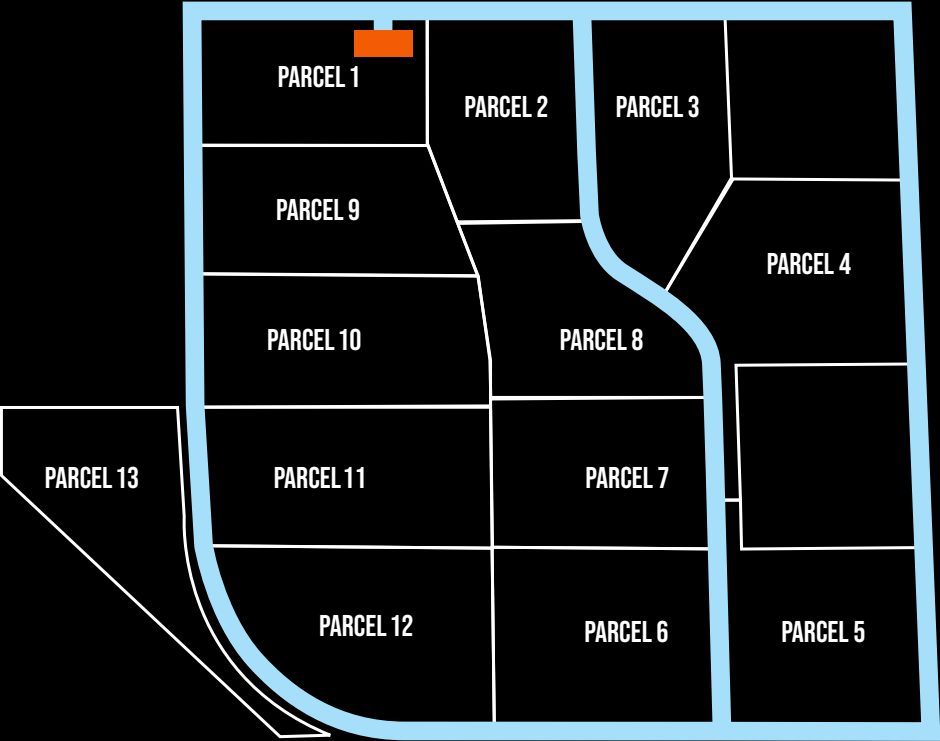


# PLANNED UTILITIES TO SITE

## FUTURE WASTEWATER TREATMENT PLANT

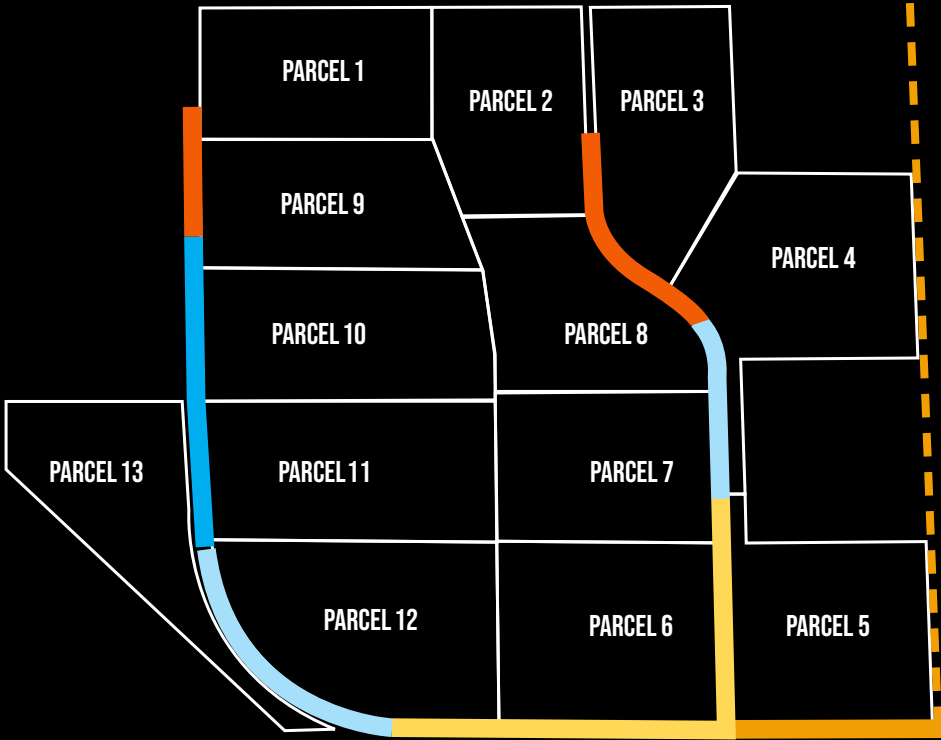


## PROPOSED WATER MAIN MAP



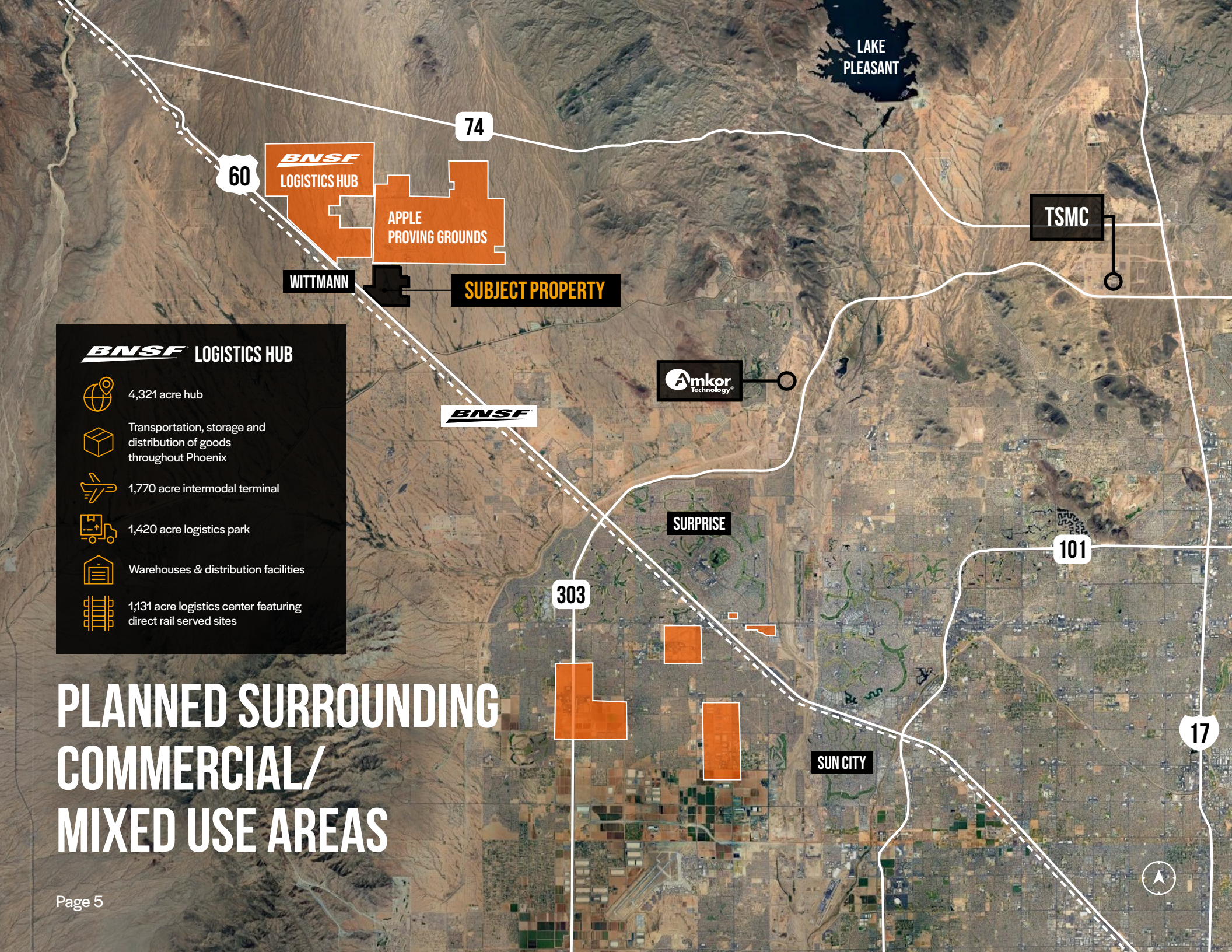
■ 12 inch water main      ■ Proposed water campus

## PROPOSED SEWER MAP



■ Future sewer      ■ 21 inch sewer      ■ 15 inch sewer  
■ 12 inch sewer      ■ 10 inch sewer      ■ 8 inch sewer





LAKE  
PLEASANT

74

60

**BNSF**  
LOGISTICS HUB

APPLE  
PROVING GROUNDS

TSMC

WITTMANN

SUBJECT PROPERTY

**Amkor**  
Technology

**BNSF**

SURPRISE

303

101

17

SUN CITY

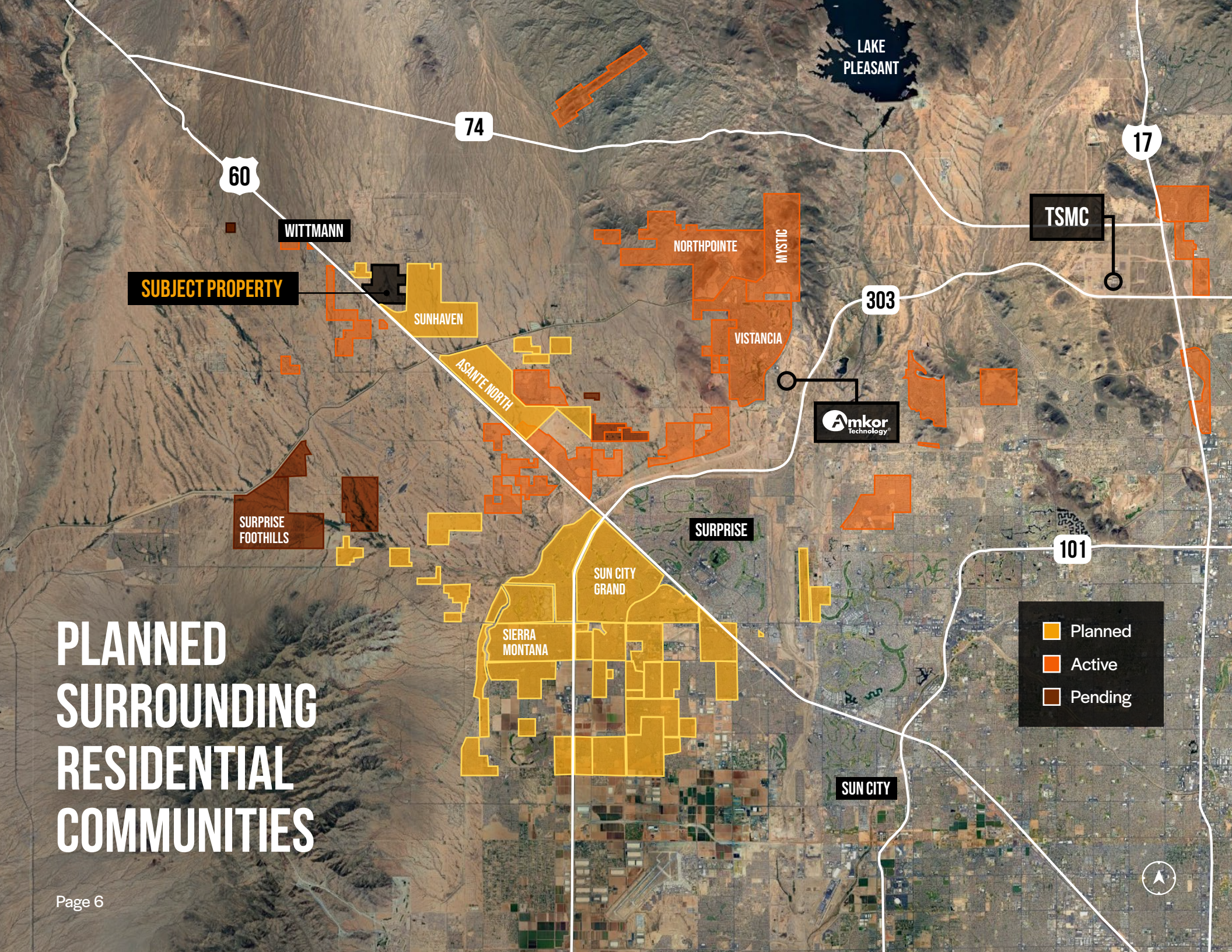
**BNSF** LOGISTICS HUB

-  4,321 acre hub
-  Transportation, storage and distribution of goods throughout Phoenix
-  1,770 acre intermodal terminal
-  1,420 acre logistics park
-  Warehouses & distribution facilities
-  1,131 acre logistics center featuring direct rail served sites

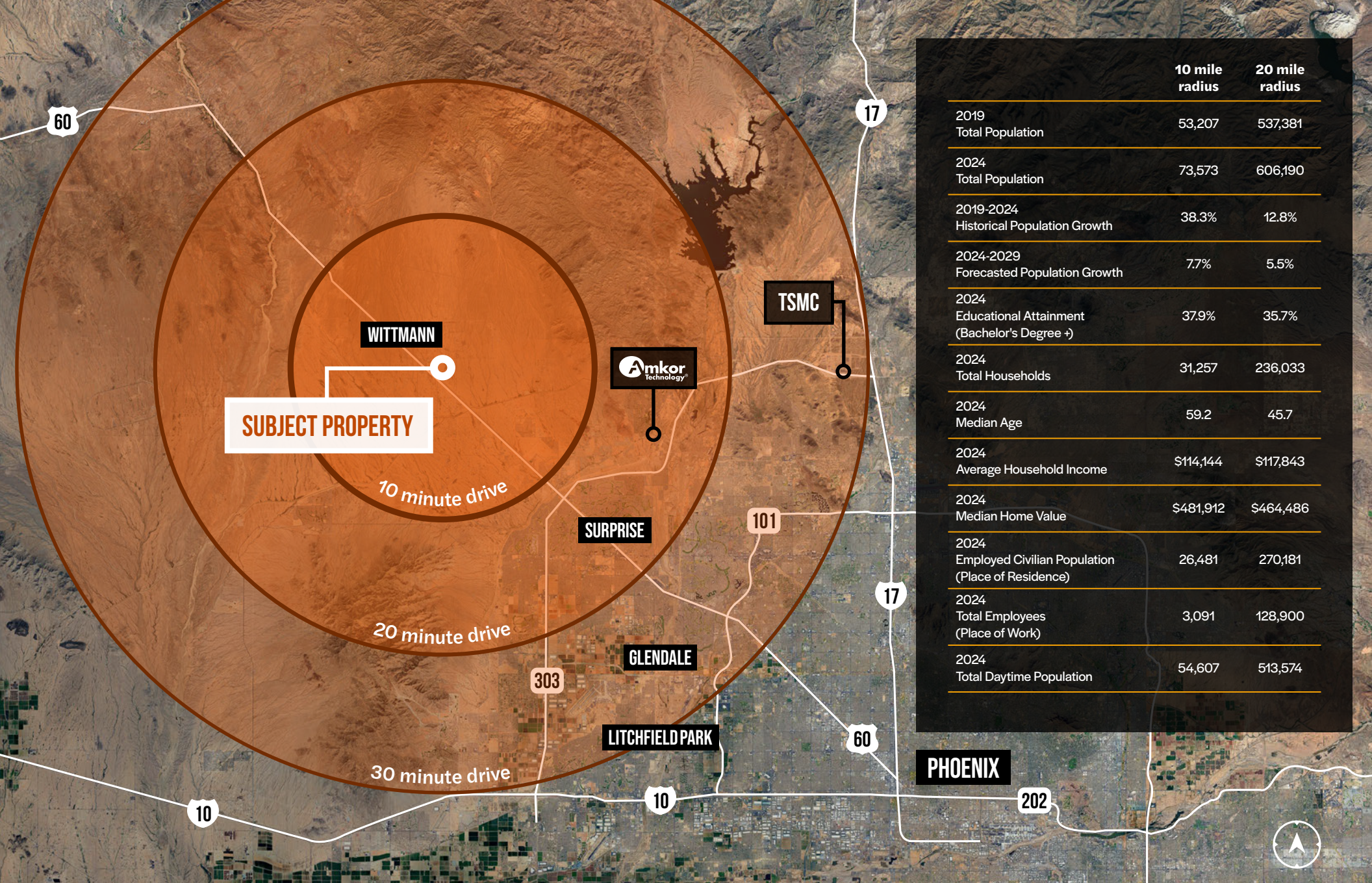
# PLANNED SURROUNDING COMMERCIAL/ MIXED USE AREAS



# PLANNED SURROUNDING RESIDENTIAL COMMUNITIES







# DRIVE TIMES | AREA DEMOGRAPHICS





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